

*City of Alexandria, Virginia*20
1-9-01

MEMORANDUM

DATE: JANUARY 2, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: UPPER POTOMAC WEST TASK FORCE

ISSUE: Receipt of interim report from Upper Potomac West Task Force.

RECOMMENDATION: That Council receive the report of the Task Force and thank the members of the Task Force for their ongoing work on behalf of the City.

DISCUSSION: On May 9, 2000, Council adopted Resolution No.1960 (attached) establishing the Upper Potomac West Task Force. Members of the group, consisting of citizens, property and business owners and City staff, were appointed on June 13. Council asked the Task Force to assist in the planning for the development/redevelopment of key sites in the Potomac West area north of Glebe Road by developing a vision for the area, by creating individual working groups for specific focus areas, such as the Safeway/Datatel site and the north side of East Reed Avenue, and by working with potentially affected property owners, residents and business owners in creating plans for each focus area. Council asked the Task Force to complete its work within one year, and to present an interim report after six months of work.

The Interim Report of the Upper Potomac West Task Force is attached for your consideration. It describes the steps the Task Force has taken, as well as the work of the two work groups created to focus on what the Task Force considers the area's two planning priorities: the Safeway/Datatel site and the north side of East Reed Avenue between Commonwealth Avenue and Route 1. Each work group has met twice a month since July; the Task Force has met once each month to review the work of the work groups.

As explained in the interim report, the Safeway/Datatel work group has developed Redevelopment Goals which define, in a general way, what the group would like to see in a new development of the Safeway site. The group has been working with representatives of Weissberg Corp., the new owner of the site, as it considers its own development plans and has included representatives of the nearby St. Rita's Church in its discussions. The group hopes to be able to work with the property owner on a redevelopment plan for the site which can be presented to Council later this year.

The East Reed Avenue work group has been meeting with property owners and members of the neighborhood to discuss changes occurring in the immediate area, such as the Lincoln Properties apartment development, the planned Potomac Yard development, and the potential Safeway site redevelopment. It held a well attended community meeting in November, at which public input was sought about the prospect of redeveloping the block. It plans to continue working with property owners and potential developers regarding options for redevelopment.

Staff recommends that Council receive the Upper Potomac West Interim Report. The Task Force, and the two work groups, will continue to meet over the next six months, and intend to submit a final report to Council in late June of this year, which will include recommendations for the Safeway/Datatel and East Reed Avenue areas.

ATTACHMENTS:

Attachment A: Resolution No. 1960

Attachment B: Interim Report of Upper Potomac West Task Force

STAFF: Eileen Fogarty, Director, Planning and Zoning;
Barbara Ross, Planning and Zoning

**UPPER POTOMAC WEST TASK FORCE
INTERIM REPORT**

JANUARY 9, 2000

Task Force Members:

**Conrado Aguilar
Judith Bliss
Rosa Byrd
Alethea Camp
Patrick Gaffney, Chair
Christopher Hamilton
William Hendrickson
Marlin Lord**

**Lloyd Martin, II
Beth Offenbacher
Perry Reith
Brenda Smith
Philip Sunderland
Maria Wasawski
Stephen Weinstock**

I. UPPER POTOMAC WEST TASK FORCE

The Upper Potomac West Task Force was created by City Council in June 2000 to assist in the planning for the development/redevelopment of key sites in the Potomac West area north of Glebe Road. The work of the Task Force began immediately. In its early meetings last summer, it established several key elements for its work, including a vision for redevelopment and work groups to focus on redevelopment sites.

Visioning

At a Saturday meeting on July 8 at the Birchmere restaurant, the Task Force discussed its hopes for the area of the City north of Glebe Road — both in terms of physical development and community character. A series of statements were recorded as part of that session (see Attachment 1) which were summarized as the following eleven principals to guide the work of the Task Force:

1. **The neighborhood is unique and desirable because of its economic and cultural diversity.**
2. **The pedestrian deserves a elevated position to preserve the neighborhoods.**
3. **Any new development should be economically viable.**
4. **Traffic should be managed for a safe environment.**
5. **Housing needs to be affordable for all citizens.**
6. **Infrastructure is a shared responsibility of both public and private interests.**
7. **Uses should be mixed, in order to create a day and night environment.**
8. **Any redevelopment should build on the existing strengths of the area.**
9. **Open space and recreation are very important ingredients in any new development.**
10. **Existing neighborhoods should be maintained and stabilized.**
11. **The Upper Potomac West area should have an identity of its own.**

Work Groups

The Task Force also discussed and listed the following as key geographical points within the area, each of which could be the subject of a work group:

- Safeway/Datatel
- Arlandria
- Golden Triangle
- East Reed Avenue
- Improve parks and open space system
- West side of Route 1 (Glebe to Reed)
- Virginia Power property on West Glebe
- North end of Mount Vernon/Gateway
- Edison street as relates to park and as a neighborhood area
- Presidential Greens, rent increases
- Glebe Park (ARHA 300 units)

In order to prioritize its work, and to proceed with a manageable goal, the Task Force created two work groups, set up an aggressive meeting schedule and selected a chair of each group.

The Safeway/Datatel Work Group includes the following Task Force members:

Patrick Gaffney
Chris Hamilton
Bill Hendrickson
Maria Wasawski
Brenda Smith
Judy Bliss
Marlin Lord
Perry Reith
Alethea Camp
Steve Weinstock

The East Reed Avenue Work Group has the following Task Force members:

Rosa Byrd
Conrado Aguilar
Brenda Smith
Beth Offenbacher

Each work group was asked to discuss the above topics in depth, to determine whether redevelopment was appropriate and, if so, to create a plan, with property owners and developers, for redevelopment for the area. Pat Gaffney was chosen as the chair of the full Task Force; Alethea Camp was selected as the chair of the Safeway/Datatel work group; Rosa Byrd was chosen as the chair of the East Reed Avenue work group. The work groups have been meeting twice a month since September. The intensive meeting schedule has resulted in serious, detailed understanding of each topic, as discussed in the following sections of this report.

The full Task Force meets once a month and reviews the work of the work groups. On October 15, a special Task Force meeting was held to focus on traffic issues. Rich Baier, Director of Transportation and Environmental Services, and his staff led an active discussion regarding traffic issues in the area, especially given the development anticipated in adjacent areas, such as Potomac Yard, Arna Valley and Lincoln Properties.

II. SAFEWAY/DATATEL WORK GROUP

Alethea Taylor-Camp chairs the Safeway/Datatel Work Group. City Staff have been extremely helpful and proactive in assisting the Task Force to achieve its mission. Over the past half year City staff provided the S/D Work Group with a wealth of information about existing conditions, architectural styles on the avenue, and traffic and transportation issues. They also provided information on development options and how various levels of development would look and feel and how different scenarios of development may impact the surrounding area and neighborhoods.

Highlights of Work Group Activities, below, documents this effort. This section also describes the discussions held with the major property owners. The information gained from those activities provided the Work Group with the knowledge and ability to describe its vision for the redevelopment of the area. This vision is formally represented in a document entitled Redevelopment Goals, which includes general thoughts about what the area could become (hip, urban, pedestrian friendly, reflective of cultural diversity) and more specific recommendations regarding what uses and density would accompany the development (central meeting area, outdoor activities, office/commercial, retail fronting on Mt. Vernon, maybe some unique residential, all in 2-5 story buildings).

The Work Group is now entering an outreach phase. The Task Force is presenting the information it has collated and gathering input from all the local civic associations, local property owners and local businesses, while continuing to meet and work with the principal property owners.

HIGHLIGHTS OF WORK GROUP ACTIVITIES

The four months of activities described here were specifically designed to provide the participants with a common base of knowledge that would enable the group to eventually make the recommendations that are included in the Safeway/Datatel Redevelopment Goals. The actions of the work group are described in sequential order to provide a sense of how the process worked and to document the growth in expertise that occurred.

Staff Presentation: Development Issues Around The Site. Al Cox made a presentation about development issues within and around the site. He talked about the opportunities and constraints of the site and how it is a "crossroads" for the community.

Student Project Review. At the request of the Alexandria Economic Development Partnership (AEDP), a group of graduate students from the Virginia Tech Washington-Alexandria Architecture Consortium was asked to develop creative ideas and concepts that might guide future development of the Safeway/Datatel site. The students finished their projects in May. The primary goal of utilizing the expertise of these students was to facilitate creative ideas through high-quality architectural drawings to assist in creating an achievable vision for the site. AEDP, Professor Ron Kagawa, who led the students through the exercise and the students, accomplished their mission and more.

Professor Kagawa presented the students' work to the Task Force. The design proposals by George Hazelrigg, Bianca Engelking, Kelli Ragan and Courtney Hassloch were showcased. Each of the

projects proposed approximately 230,000 square feet of space (office, retail, and residential) and sought to tie together the eight parcels. In addition relationships to St. Rita's, and the surrounding neighbors was taken into consideration.

The detailed plans and architectural drawings were a perfect jumping off point for the Work Group to begin to see the potential and opportunities offered by the site and sparked many questions and much discussion.

Ideas and Opportunities Session. The Work Group had discussions to generate ideas for uses of the Safeway/Datatel Site as follows:

- Comfortable pedestrian access to the site (from all neighborhoods)
- Pedestrian oriented retail uses (to promote people to getting out of their car, no drive-through or automobile oriented uses)
- Create a "Hip, Urban Neighborhood" which contains the following three elements:
 - Table - a place of gathering
 - Mass - spiritual sense of community
 - Muse - Arts, sculpture, performing, etc.
- Pedestrian oriented employment (for local residents)
- "Funky Office Spaces" (to attract creative and artistic tenants)
- Outdoor space used weekdays and weekends, a lot of cross-over use, "double-up uses"
- Share a park/playground with St. Rita's church like an Italian piazza (a public open space that can be used by St. Rita's students, surrounding businesses, and the public on weekends)
- Campus style site (have a diverse group of businesses and shops in one area to promote pedestrian activity)
- Day care for the on site employees that can be shared with the community (no isolated or self-contained businesses on site)
- Share parking between uses
- Space for farmers or flea market (similar to Georgetown flea market and Eastern Market)
- Small, ethnic food vendors and carts
- Promote outdoor uses (not an indoor mall; retail should open directly to the sidewalk; uses could be seasonal, sidewalk cafes, outdoor performances, etc.)
- Uses that bring indoors out and outdoors in. Open restaurants out to the street to enliven the streetscape
- Promote economic and cultural diversity on the street
- Provide public outdoor space for sitting and people watching
- Provide space for art to be displayed and artists to do work in and outside
- Continue the flavor of Art Deco architecture along the Avenue
- Need office tenants for daytime support of retail and restaurants
- Provide a variety of flexible office spaces (do not put all of one's eggs in one basket); Target small, home based businesses who are expanding and seek several mid size rather than one very large tenant
- Need a critical mass of use (office) so smaller businesses will follow

- Reinforce existing businesses by providing new, affordable locations
- Encourage some uses with a regional draw -- with managed traffic and parking
- Minimize surface parking (hide parking so it doesn't interfere with the urban, pedestrian flavor of the site)
- Provide some housing with balconies and rooftop decks (lofts) for architectural character and pedestrian security
- Shuttle bus transit to Metro (encourage people who don't live in the area to use transit)
- Make it easy to get here (provide easily readable signage and access to the site from larger surrounding locations)
- Enhance visual corridors to the area (entrances, gateways)
- Create an entertainment district (build on the existing strength of the Birchmere)
- Encourage cultural crossover in restaurants and retail shops
- Desired retail uses (on this site or in the immediate area):
 - Bicycle shop near the bike path (to encourage bicycle use)
 - Ice cream shop (to promote lingering after dinner or a show)
 - Blues and Jazz music (to build on the arts and entertainment theme)
 - Bookstore (new and used)
 - Magazine and newspaper stand
 - Records (new and used) and musical instruments
 - Live theater
 - Hardware store (and other small destination businesses that are unique to this site)
 - Florists (and other small, urban, neighborhood service shops)
 - Health food store (food stores that are different from large scale grocery stores)
 - Bakery
 - Coffee shop (as a community destination and gathering space)
 - Bank
 - Card and arts shops

Site Tour. The Work Group met at the parking lot of the Safeway site and spent about an hour discussing opportunities and constraints as they walked around the site and abutting properties. Based upon the walk through of the site and the discussion that followed the following additions were made to the Ideas and Opportunities list:

- The option of a cut through street which bisects the site (building frontage vs. pedestrian comfort)
- The use of traffic calming techniques on site (narrowing the street)
- Open plaza spaces
- Wider sidewalks to promote comfortable pedestrian movement
- Incorporate existing pathways and vistas into new re-development
- Visually anchor the corner of Mt. Vernon and Glebe
- Vary roof heights across the site
- No surface parking
- Concern about the noise from buses (at outdoor dining) and the use of noise softening techniques
- Reconfigure parcels to allow for a more regular land configuration across the site
- Public and private sidewalks should have same guidelines

Art Deco Architectural Styles On the Avenue and Sidewalks. Mr. Al Cox presented a slide show and discussed images of local Art Deco architecture and how it is unique to this area of Virginia and especially Mt. Vernon Avenue. A discussion followed and the Work Group agreed that the architectural character should not be red brick — Old Town — but either reflective of the unique Art Deco character of the Avenue or some other non-colonial style.

Building Examples, F.A.R., Outdoor Plazas and Sidewalks. Al Cox presented a slide show with several images of local places that had physical characteristics that were discussed in the previous meeting. This generated a discussion regarding the appropriate width for sidewalks and outdoor dining. Mr. Marlin Lord showed images from a historic city in Switzerland that had physical characteristics the work group has shown interest in. He noted the interaction between automobiles and outdoor dining and between the church and open space. A discussion then followed about these picturesque physical characteristics: density, critical mass and how they all relate to the Safeway/Datatel site. The discussion then turned to the photo boards and handouts of the existing streetscapes done by staff. Work group members asked questions and began to relate desired physical characteristics to existing conditions. Floor area ratio and its impact on traffic and the perception of building size from the public street was discussed.

Mr. Al Cox then proceeded to show slides to help work group members think about the end product they want for the site and to start thinking about specific characteristics they like. During his presentation Mr. Cox talked about the "prow" as being the signature for this site and how it should hold the corner. He showed images of King Street Station and how it has many characteristics that this work group is looking for and that the sites are very similar. He talked about pedestrian permeability and how some buildings set up modules to fit on the site. Mr. Cox then discussed the 0.5 FAR zoning for the site and that the work group should define the parameters for the site.

There appeared to be consensus among members of the work group about:

1. Street level retail on the block is desirable
2. 100% office above retail may be acceptable
3. The work group wants a mix of uses on the site.

Bubble Diagrams and Model Exercise. Al Cox gave a presentation on the conceptual bubble diagrams that city staff had prepared. Mr. Cox proceeded to explain the opportunities and constraints of all four bubble diagrams and then entertained questions from the work group. Mr. Cox then proceeded to explain that staff had arbitrarily chosen one concept plan and decided to develop it to start figuring square footages and parking requirements for the site. Mr. Cox ran through an explanation of how building heights, open space, and below grade parking are all interconnected in any layout. The work group also spent time using a three-dimensional scale model of the area that staff had built, to see what building layouts and massing the work group was comfortable with.

During Discussions, two uses were mentioned as good potential ones for this site: a theater and health club. In addition, the following points about redevelopment were mentioned (some have been mentioned before):

Desirable Elements of Redevelopment:

- A tall architectural feature or portion of a building at the corner of Mount Vernon Avenue and Glebe road should provide a memorable node and visually anchor the site. References were made to the prow of a ship.
- Wide sidewalks to accommodate outdoor activities such as outdoor cafes or sidewalk markets. Pedestrian scale features, particularly on Mount Vernon Avenue, such as benches, street trees, awnings and street lights.
- Predominantly office and retail use on the site with some residential to balance parking needs and provide retail patrons. Residential uses should be located so as not to conflict with the restaurant/entertainment uses.
- A maximum of on street parking on both Mount Vernon Avenue and Glebe Road.
- A visual focal point at the termination of East Reed Avenue.
- Structured parking
- Human scale buildings (i.e.: 2 to 4 stories) adjacent to the sidewalks on both Mount Vernon Avenue and Glebe Road. Taller buildings would be acceptable at the corner of Mount Vernon and Glebe if stepped back from the corner, as well as in the interior of the site.
- There should be some significant, safe and inviting open space on the site that is available to the general public at all times. The space should be easily visible from the street for safety. Private and semi-private open space is also desirable.
- The site should be permeable for pedestrians to cross through the block.
- The architectural character should not be red brick - Old Town - but reflective of the unique Art Deco character of Mount Vernon Avenue.
- The majority of at least the Mount Vernon Avenue ground floor frontage should be pedestrian oriented retail or restaurant uses.
- Building mass needs to be broken up over the site.

Traffic, Pedestrian and Infrastructure Issues. At a general meeting of the entire Task Force, Mr. Rich Baier, Director of the Alexandria Department of Transportation & Environmental Services and Mr. Doug McCobb, City Traffic Engineer, presented potential issues related to the anticipated traffic impact of the proposed Safeway redevelopment, Potomac Yard, Arlington redevelopment and other regional commuter growth. Opportunities for neighborhood traffic calming were presented as part of a Citywide effort over the next several years. It is anticipated that Glebe Road will carry more automobile traffic in the future than it does today and that it will always carry more traffic than Mt. Vernon Avenue. Future Glebe Road capacity, however, is regulated by existing lane width and stacking space at the left turn lane from northbound Route 1.

Questions from the Task Force members and audience prompted discussion of:

- opportunities for mass transit,
- pedestrian crossings on both Mt. Vernon and Glebe,
- opportunities for and impacts of changes in lane widths,
- background traffic and anticipated natural increase in this area due to regional growth versus new cars
- generated specifically by the Safeway redevelopment,
- regional cut-thru traffic, etc.

Some task force members stated that some congestion is not necessarily a bad thing in that it slows automobile speed and helps keep a more pedestrian character on Mt. Vernon Avenue. Safeway work group members described the Glebe Road and Mt. Vernon Avenue intersection as a future neighborhood downtown, which serves this community, and that good access was necessary for the surrounding community.

Mr. McCobb stated that a mix of office, retail and residential uses in the immediate area would tend to decrease automobile use slightly. He clearly stated, however, that traffic through all neighborhoods will increase to capacity in the future regardless of the proposed Safeway redevelopment.

In subsequent meetings as members reported back on reaction from the various civic associations it was noted that traffic and safety are concerns. Mt. Jefferson voiced a concern regarding speeding and increasing traffic on Glebe. Hume Springs voiced a safety concern with the traffic pattern at the intersection of E. Read and Mt. Vernon Avenue.

The Work Group suggested that the City establish traffic calming measures in the surrounding neighborhoods concurrently with the development of the Safeway/Datatel site and further expressed the opinion that traffic calming and traffic mitigation are not the responsibility of the owners of these sites but rather of the City.

Discussions With Safeway Developer. At a Work Group meeting with the Safeway property developer Ms. Alethea Camp gave a summary of the history of the work group for Ms. Weissberg and other guests. Some of the key points she discussed were:

- Redevelopment ideas
- Citizen input and interaction
- Pedestrian oriented development
- Promote cultural diversity
- Site density and building height
- Support existing small business

Next, Nina Weissberg spoke to the work group about her progress. She said that her company does not have this project listed as a high priority because she has been waiting for the Task Force to do its work. She discussed short term (renting out existing buildings) and long term ideas (redevelopment) she has for the site, and agrees with the group that long term development is what

is best. She also pointed out that she only owns a piece of the site and that the task force is talking about ideas that require consolidation of several surrounding properties. She likes the idea of mixed use on site and is staying away from too much residential development here. She hired an architect to do some preliminary work so she could become familiar with the site and its opportunities and constraints. She also stressed that Redevelopment Guidelines will not be enough to protect the surrounding neighborhoods; what is needed is a set of goals and a plan that is economic and realistic. That coupled with a strong set of guidelines will best serve the neighborhood. Certainly she cannot support anything that will not get the support of her financial backers.

Ms. Camp pointed out how this is a unique opportunity for the community to work with a developer and learn about the development process. Questions were asked about how long it will take Nina to purchase the surrounding properties, and develop something for this site and what this work group can do to help her along. Nina responded by asking this group to aid in community outreach by talking to St. Rita's church and the surrounding neighborhoods, by getting people involved and helping to support the work of the group for the public and for City Council.

Discussions With St. Rita's. Marlin Lord informed the group that he has met with Father Donahue, the new priest at St. Rita's Church, who has asked Chris Hart of St. Rita's to represent the church by participating with the work group on an ad hoc basis. A meeting was held at St. Rita's with representatives from the group and Chris Hart to go over the City Council objectives, the redevelopment goals, site constraints, common opportunities, and future steps in the process. Chris Hart has expressed the concern of the church that any development of the Safeway site must be sensitive to the adjacent and surrounding property uses and densities, seeking to maintain sufficient buffers, open spaces and building heights so as not to overwhelm those surroundings. The implied point, of course, is that, at some point, if the proposed development is hugely tall and dense and immediately bordering the St. Rita's property line, it would not be viewed in the same positive light that it currently is.

REDEVELOPMENT GOALS

City Staff have been extremely helpful and proactive in assisting the Task Force to achieve its mission. City staff provided the Safeway/Datatel Work Group with a wealth of information about existing conditions, architectural styles on the avenue, and traffic and transportation issues. They also provided information on development options and how various levels of development would look and feel and how different scenarios of development may impact the surrounding area and neighborhoods.

This base of information provided the Work Group with the knowledge to describe its vision in the Safeway/Datatel Redevelopment Goals (Attachment 2A and 2B).

It is important to note that the Redevelopment Goals are descriptive of the desires of what the community wants to see at the site and is reflective of how they expect to experience the development. It is not intended in any way to be a technical or proscriptive document. Rather it is the expectation of the Work Group that the Goals provide the developers and the City with a guide for the community's expectations.

NEXT STEPS

Throughout the process, the Work Group has been successful in attracting property owners, business owners and additional citizens to meetings of the group. In fact, many of the major area property owners are regular members and attendees. In addition the members of the Work Group have regularly kept their own civic associations involved in the progress of the Task Force through regular updates at meetings and articles in local civic association newsletters. As of the beginning of December, Hume Springs, Mt. Jefferson, Warwick Village and Arlandria Civic Associations had each presented their members the Redevelopment Goals and taken formal votes affirming their respective association's consent for both the process and Redevelopment Goals.

Next steps will include:

Continuing outreach to the civic associations, property owners and businesses

Continuing discussions with developers

Continuing work on concepts and implementation tools

III. THE EAST REED AVENUE WORK GROUP

HIGHLIGHTS OF WORK GROUP ACTIVITIES

The focus of the East Reed Avenue work group has been on the north side of East Reed Avenue. The goal of the work group has been to educate itself about what is involved in redevelopment and whether there are options other than redevelopment to pursue in order to improve the appearance and character of the north side of East Reed Avenue. To learn more about the redevelopment process, and about other options, the work group has requested factual information from staff and invited several experts to meet with it.

Property Data. As an initial matter, it reviewed property maps and land ownership data and determined that of the 46 residential lots on the north side of East Reed Avenue, only eleven of them are owned by the persons living in them. The other 35 sites are occupied by tenants; the owners live elsewhere and rent their properties to tenant residents. Thus, most residents of the north side of East Reed Avenue are tenants. A few of the renters have lived there for a long time.

Housing and Building Data. Staff from the Department of Housing has attended many of the work group meetings and provided important information to the work group. For example, Bob Mulderig, discussed programs available to assist moderate income homeowners buy or rehabilitate their homes. In addition, Art Dahlberg, Director, Code Enforcement presented information to the work group regarding the structural condition of the homes on the north side of East Reed Avenue. Al Cox, Planning and Zoning, has explained different townhouse designs, and generally how the north side of East Reed Avenue could be redesigned to accommodate new development. Attachment 3 includes schematic examples of townhouse designs found in Alexandria. These examples were distributed to the work group by staff. Planning staff has also reviewed development activity in the larger area, such as Potomac Yard, Arna Valley, Lincoln Properties, and the Safeway site, and discussed the effects those developments could have on East Reed Avenue and Lynhaven/Hume Springs/Arlandria neighborhoods.

Development Market. From the private sector, Lincoln Properties participated in many of the meetings of the work group and provided important information to the group about how developers think about and calculate their financial needs when assessing a potential development. Richard Rose of Lincoln Properties discussed the details of its apartment development, now being constructed adjacent to the homes on the north side of East Reed Avenue. Martin Howle of Lincoln Properties, who has experience with housing development, discussed a hypothetical financial analysis of a private development on the north side of East Reed Avenue. Finally, Greg Leisch, of Delta Associates, a local real estate market analyst, discussed what he described as a very strong market for new homes at this location.

DIFFERENT APPROACHES TO REDEVELOPMENT ISSUE

From the above information and discussions, the East Reed Avenue Work Group has discussed three potential approaches for the north side of East Reed Avenue. Each one has positive and negative consequences, and the group continues to assess the options. Particularly with regard to the redevelopment approach, the group's conversations, among itself, and with property owners and the neighborhood, continue.

The do nothing approach. Under this scenario, the work group concludes that there are some benefits: there would be no displacement of residents and the approach would cost nothing to do. On the negative side, this approach allows the market to control what happens and deprives the neighborhood of having any control. It allows piecemeal development (part of the development will develop, but not all) without allowing for consolidation of parcels, which is better for designing parking and access areas, common open areas, and the like. Finally, people who have stuck out bad times will not get to participate in the good times, by selling their property to willing buyers. The biggest problem with this approach is it turns its back on the problem of an unattractive area which some believe is harmful to the larger neighborhood. According to Leisch, a market consultant, the city really does not have this option, because the market will take block and do what it wants with it.

Rehabilitation by property owners. Theoretically, if the city could assure that the existing homes would be upgraded without displacing any residents, then this option would be attractive because the quality of the structures would be improved. There are existing programs that assist property owners with rehabilitation, but today they are only available for owner occupants. Without any leverage over absentee owners, the work group has no assurance this option would be pursued for the units that need it the most.

In addition, the option is not attractive to the private development market. According to Leisch and Lincoln Property representatives, a private developer would not purchase properties on the north side of East Reed Avenue simply to renovate them because it does not work economically. The units require complete upgrade of all internal systems (electrical, plumbing, etc) and the private market demands larger units. Few of the houses have off street parking, another requirement of market purchasers. The renovation costs to bring the units up to the point at which they appeal to market rate purchasers would be more costly than those purchasers are likely to pay for the units. Without any profit, the private market will not undertake that level of renovation.

The work group is therefore concerned that, if this option were pursued, and neither the absentee owners or the private market participated, the result would be similar to the do nothing approach above.

The redevelopment approach. Although it is the most disruptive, this approach allows the community to participate in the planning for the area and the upgrade of the whole block. It would remove the unattractive structures from block which are harmful to larger neighborhood, add parking for homes and design enhancements. If pursued for the whole block at the same time, it would allow a consolidated approach which maximizes the opportunity for shared driveways, parking and design enhancements. The group has been told that the market would see the area as attractive for redevelopment, similar to the new townhouses built on East Glebe Avenue at Commonwealth. Especially with the Lincoln Properties and Potomac Yards developments, the East Reed Avenue location is viewed very positively. If units for existing residents were required as part of any redevelopment, then there would be protection for current owner occupants, although not necessarily for renters. On the negative side, any redevelopment of the whole block displaces the greatest number of existing residents and could also involve increases in existing density.

In summary, the majority of the group believes that this area will redevelop whether the citizens and the City participate or not because the market forces are there. A majority of the group also believes that if the market takes over, the owners will get little, the renters will get nothing and the City will get unattractive and uncoordinated development.

EAST REED OUTREACH

Throughout the fall meetings, members of the work group were successful in attracting some property owners to meetings of the work group. In order to attract even more property owners and residents, however, the work group held a Community Meeting on November 29 at Cora Kelly. The work group mailed notice of the meeting to all property owners on the north side of East Reed Avenue. It also distributed 750 flyers (see Attachment 4A and 4B) to the Lynhaven, Arlandria and Hume Springs neighborhoods.

The Community Meeting was well attended and the discussion was lively. Absentee property owners and renters attended and expressed their views, as did owner occupants. Although no consensus about what the ultimate approach to the area should be emerged, the group agreed that the following list accurately states the themes that were discussed:

- There was great concern expressed about the level of care that tenants take with regard to their rented properties. Examples of problems include trash, drug activities and prostitution.
- Concern was also expressed about the level of care and the extent of improvements absentee landlords take of their property.
- Property owners in attendance expressed their view that if they sell their property they expect to be paid a fair return on their investment.
- One property owner on the south side of East Reed Avenue was pointed in his desire that the north side be transformed into an open space area for the neighborhood.
- For the owner occupants, there was concern about their financial ability, even if they sold their property at a fair price, to purchase another home in Alexandria, and in such a desirable location.
- The group acknowledged that any redevelopment would be disruptive and would change the existing neighborhood.
- Members of the group expressed the belief that the City has a clear responsibility to assist with any solution to the issues of East Reed Avenue.

The work group will continue its efforts to reach out to the community and involve members of the affected neighborhoods, property owners, and residents in its discussions as it pursues additional information and attempts to work in more detail on each of the alternative approaches.

VISION SETTING SESSION

Statements of Task Force Members, July 8, 2000
about the area north of Glebe Road

- must retain ethnic and economic diversity. Don't push out people and businesses that are here now.
- Landover Path is an example of what we need to assist pedestrians. Need to make street crossing safer. Traffic light at Mt V and Glebe is too short.
- we need to make redevelopment work for "us" who are here now.
- we can't forget that there will be new people moving in (Pot Yard, Lincoln Properties)
- whatever we plan must be economically viable
- we have to face the dilemma that if we build new buildings, upgrade existing ones, etc, there will be some forcing out of existing people, businesses.
- we must address affordable housing issue
- we should not deal only with commercial interests, but residential too.
- retain middle class Latino families, who are now moving out of area when they are able.
- who lives in the dense apartment complexes? Who are these people. How can we find out?
- we cannot forget that the existing retail up and down the Avenue is struggling to make it.
- the area should be good for high tech start up companies. But is the infrastructure there for them? Fiber optics and physical space problems. Are there ways for public/private partnerships?
- we need to work on existing buildings as well as plan for new ones.
- Mind and Media is a good example of a recent upgrade success on Avenue.
- we need to make sure that there is nighttime activity, not just an active daytime.
- we must continue to reduce crime, and keep crime potential in mind in any redevelopment design.
- we need a critical mass to get people into this area to support new stores and aid existing businesses.
- we need to focus on parks and open space that already exists, and create walkways to it, etc.
- we need to upgrade the gateways to the city at top of Mt V and at Glebe.
- we should recognize that traffic now cuts across the Safeway site to Mt Vernon and across to Reed Ave.
- we need to increase the owner occupancy in order to minimize displacement.
- in terms of uses, we should build on existing entertainment mix.
- we should emphasize Four Mile Run park by having the City's next birthday party there.
- we must retain what is good about the existing neighborhoods and businesses.
- are there public programs to assist businesses and residents (home purchases)?
- there was a GW study about the ratio of rental to owner housing. We should get that information.
- current home owners tend to be in baby boom generation. We need to plan for what happens when they leave.
- the area should have an identity that is different from Del Ray and different from the individual neighborhoods within it. Maybe it should have its own name...New Town?
- we need to balance continuity and change.

SAFEWAY DATATEL WORK GROUP REDEVELOPMENT GOALS:

I. General thoughts about what area could become

- central meeting area
- outdoor activities
- create a definition for the general area, make statement about neighborhood
- pedestrian friendly environment
- hip, urban neighborhood
- reflective of cultural diversity

II. Uses

A. Overall uses

residential

- do not want primarily residential on site
- residential does provide users for after hours retail, entertainment uses but area already has large number of residential uses
- Problem: building in opponents to restaurants and entertainment. Residential uses should be located so as not to conflict with the restaurant/entertainment uses
- if there is some residential, it is preferably loft type, unique residential
- if there is some residential, it should relate physically to the church

office/commercial

- predominantly office and retail use on the site with some residential to balance parking needs and provide retail patrons.
- need office tenants for daytime support of retail and restaurants
- support for retail is the #1 priority
- give small, home based businesses room to expand
- provide variety of flexible office spaces (do not put all eggs in one basket)
- seek several mid size office users rather than one very large tenant
- need a critical mass of office, so smaller uses will follow
- encourage some uses with a regional draw (with managed parking, traffic)
- space for high tech incubator-type office space (incubator-type office space; ie, space where several very small businesses can share common space and equipment, talk about common issues, interests, have an office milieu to work in - 'not alone in home offices')
- mixture of both office and residential?

B. Medium size uses

- there should be one or two larger retail components, such as a grocery or Crate and Barrel type store
- theater
- health club

C. Small users

- restaurants
- nightclubs
- live theater
- artists studios, artists galleries
- music store (records, tapes and instruments) new and used
- bookstore, new and used
- newsstand, multi-lingual
- funky office spaces/to attract creative and artistic tenants
- day care for on site employees/share with community
- card and arts shop
- hardware store
- florist
- ice cream shop
- health food store
- bakery
- coffee shop
- bank
- bicycle shop (near bike path)

D. In general, the types of use themes that should define the place

- must be pedestrian friendly/ no drive through uses
- entertainment district
- have an identity, be as identifiable as Adams Morgan is.
- uses on site should not be isolated or self contained; should be a campus style site, with diverse group of businesses and shops in one area to promote pedestrian activity.
- outdoor uses, seasonal uses, sidewalk cafes, outdoor performances
- uses must recognize, support and enhance multi-ethnic/cultural/socio-economic diversity of the -neighborhood
- pedestrian oriented employment

E. Location of retail

- at street level
- promote outdoor uses (not indoor mall) retail should be directly open to sidewalk.
- better on Mount Vernon, which is already pedestrian in scale, at present.
- The majority of at least the Mount Vernon Ave ground floor frontage should be pedestrian oriented retail or restaurant uses.

III. Open Space

- Plazas/open space should have multiple uses for round the clock enjoyment/also space that can be used by St Rita's church like a church square, also by its students, surrounding businesses and surrounding residents on weekends.
- Open areas should be open to the public.
- There should be at least some open area that is green space.
- promote large open space, suitable for farmers market and/or vendors and carts.

- promote public art and space for artists to display work pathways through large site for pedestrians and to integrate with neighborhood and connect/serve to integrate the neighborhoods. The site should be permeable for pedestrians to cross through the block.
- promote views into and from the site.
- rooftops, balcony areas and decks, perhaps with plantings for architectural character and pedestrian security.
- There should be some significant, safe and inviting open space on the site that is available to the general public at all times. The space should be easily visible from the street for safety. Private and semi-private open space is also desirable.

IV. Streetscape

- width of sidewalks (public and private sidewalks should have same guideline)
- wide sidewalks to accommodate outdoor activities such as outdoor cafes or sidewalk markets. Pedestrian scale features, particularly on Mount Vernon Ave, such as benches, street trees, awnings and street lights, should be included.
- outdoor seating
- plantings to provide separation, shade, act as a buffer
- lighting at pedestrian scale along Mt Vernon
- awnings at pedestrian scale on Mt Vernon
- the retail should have a facade that is friendly to pedestrian, such as breaking or stepping back at first floor level.

V. Parking

- should be structured, or at least hidden so as not to detract from pedestrian nature of environment
- should be shared by uses/uses should be chosen to best allow joint use of parking.
- shuttle bus transit to Metro (encourage people who don't live in the area to use Metro)

VI. Offsite issues

- need safe, comfortable pedestrian access to site.
- make it easy to get here by providing easily readable signage and access to the site from larger surrounding locations.
- enhance visual corridors to the area (entrances, gateways).
- noise from buses is a potential problem for outdoor dining.
- a maximum of on street parking on both Mount Vernon and Glebe church interaction and relation to site is important for joint uses, such as parking and open space.

VII. Style/Architectural issues

- The architectural character should not be red brick "Old Town" but reflective of the unique Art Deco style found on Mt. Vernon Ave.
- visually need to anchor the corner of Mt Vernon and Glebe.
- vary roof heights across the site.
- how to relate the main site to Datatel building.
- A visual focal point at the termination of East Reed Avenue.

VIII. Size

- Human scale buildings (ie. 2-4 stories) adjacent to the sidewalks on both Mount Vernon and Glebe. Taller buildings could be in the center of the site and may be acceptable at the corner if stepped back.
- A tall architectural feature or portion of a building at the corner of Mount Vernon Avenue and Glebe Road should provide a memorable node and visually “anchor the site.”
- There is no aversion to seeing a lot of building at this site, provided that the mass is broken up, heights respect pedestrians and pedestrian uses at the facades, and a significant public open space, with public pathways through the site, is included.

IX. Traffic Issues

- There are some cross town traffic issues (both on Glebe and on Mount Vernon) that this part of the city will experience with or without significant development of this site.
- Of the two streets, Glebe Rd is seen as the primary automobile carrier and Mount Vernon as the more pedestrian of the two.
- Capacity is not the real issue; there will be choke points which will have to be addressed, such as the intersection of Route 1 north and Glebe Rd. Turning vehicles will back up. Intersection improvements will be required, but these will be required even if this site is not developed.
- Pedestrian crossing locations will be key issue in order to integrate the site with the neighborhood and allow safe access to site for pedestrian users.

SAFEWAY/DATATEL REORDENACIÓN URBANA

I. Pesamientos generales de lo que el área podría llegar a ser

- ◆ area de reunión central
- ◆ actividades al aire libre
- ◆ crear una definición(personalidad) para el area general, expresar las cualidades del barrio
- ◆ crear un medio-ambiente agradable para los peatones
- ◆ rehabilitar, barrio urbano
- ◆ reflejando la diversidad cultural

II. Usos

A. Usos generales

residencial

- ◆ no se quiere que primeramente sea un área residencial
- ◆ residencial provee usuarios con comercio al pormenor después de horas, uso para entretenimiento pero el área ya tiene un indice elevado de uso residencial
- ◆ Problemas: oponentes a construcción de restaurantes y entretenimiento. Usos residenciales deben ser localizados en forma no conflictiva con usos de restaurantes/entretenimientos
- ◆ si hay algún residencial, debe estar fisicamente relacionado con la iglesia

oficina/comercial

- ◆ predominantemente uso de oficina y comercio en el área con alguna área residencial para equilibrar necesidades de estacionamiento y proveer clientes para el comercio.
- ◆ se necesita inquilinos de oficinas para abastecer el comercio y restaurantes
- ◆ apoyo al comercio es la prioridad #1
- ◆ dar al pequeño comerciante lugar para crecer
- ◆ proveer variedad de espacio flexible para oficinas(no poner todos los huevos en la misma canasta)
- ◆ buscar muchos usuarios medianos para las oficinas en vez de un inquilino grande
- ◆ necesita una aglomeración crítica de oficinas, así vendrán pequeños usuarios
- ◆ incentivar unos cuantos negocio de atracción regional(administrar el tráfico y el estacionamiento)
- ◆ espacio para oficinas de tipo-incubadora para "High-tech"(espacio para oficinas de tipo-incubadora; ejemplo, espacio donde muchos pequeños negocio pueden compartir el espacio y equipo, discutir temas comunes,, intereses, tener un entorno en común para trabajar - "no oficinas en casas")
- ◆ ¿combinación de oficinas y residencias?

- B. Tamaño medio**
- ◆ ahí deben haber uno o dos componentes de comercio al por menor, como tienda de comestibles o de del tipo de abarrotes
 - ◆ teatros
 - ◆ clubes de salud
- C. Usuarios pequeños**
- ◆ restaurantes
 - ◆ clubes nocturnos
 - ◆ teatro al vivo
 - ◆ estudios de artistas, galerías de artistas
 - ◆ tienda de música (discos, casetes e instrumentos)
 - ◆ librerías, libros nuevos y usados
 - ◆ estante de periódicos, con varias lenguas
 - ◆ espacio de oficinas fuera de lo convencional/para atraer artístico y creativos inquilinos
 - ◆ guardería para los empleados del centro/compartir con la comunidad
 - ◆ tienda de artes y tarjetaría
 - ◆ ferretería
 - ◆ florería
 - ◆ tienda de helados
 - ◆ tienda de artículos para la salud
 - ◆ panadería
 - ◆ salón de café
 - ◆ banco
 - ◆ tienda de bicicletas(cerca de la vía para ciclistas)
- D. En general, el tipo de temas usados que definirían el local**
- ◆ tiene que ser orientado al peatón/ no para manejar en el centro
 - ◆ distrito de entretenimiento
 - ◆ tener una identidad, ser identificable como es Adam Morgan
 - ◆ los usos en el lugar no deben ser aislados o auto-contenido, debe ser como un estilo de "campus"
 - ◆ con grupo diversos de negocios y tiendas para promover la actividad de transeúntes
 - ◆ usos en el aire libre, usos para temporadas, cafés en las aceras, funciones al aire libre
 - ◆ usos tienen que reconocer, apoyar y realzar, la diversidad pluri-cultural, multi-étnica y socio-económica del barrio
 - ◆ empleos orientados al peatón

E. Local de venta al pormenor

- ◆ al nivel de calle
- ◆ promover usos al aire libre (no un centro de ventas enclaustrado) las tiendas deben dar directamente a la acera
- ◆ mejor para Mount Vernon, la cual ya es presentemente en escala para peatones
- ◆ la mayoría del primer piso del frente de la avenida Mount Vernon por lo menos debe ser orientada para tiendas y restaurantes para el uso de los peatones

III. Espacio al aire libre

- ◆ plazas/espacio al aire libre debe tener múltiples usos para diversión a cualquier hora/también espacio que pueda ser usado por la iglesia Santa Rita como la plazuela de la iglesia, también por sus estudiantes, por los negocio vecinos y los residentes en el fin de semana
- ◆ Las áreas libres deben ser abiertas para el público
- ◆ Debe haber por lo menos una área con vegetación(jardín)
- ◆ promover un vasto espacio abierto, que sea conveniente para mercado y/o vendedores en carros ambulantes
- ◆ promover espacios públicos por actividades pasivas como sentarse y observar a la gente
- ◆ promover el arte pública y espacio para los artistas para exponer el arte en el corredor a través del gran local para peatones y para conectar/servir e integrar al barrio. El local debe ser permeable para que los peatones puedan atravesarlo a través de la manzana
- ◆ promover vistas hacia dentro y desde el local
- ◆ techos, balcones y plataformas de madera, podrían ser con plantas para darle carácter arquitectónico y seguridad a los transeúntes
- ◆ allí debe haber algún significante, seguro e invitante espacio abierto en el local que estará disponible a todo momento para el público. El espacio debe ser bastante visible desde la calle por razones de seguridad. Espacio privado y semi-privado es también deseable.

IV. Ajardinar y acondicionar las calles(landscape)

- ◆ anchura de los corredores(corredores públicos y privados deben seguir las mismas normas)
- ◆ corredores anchos para acomodar actividades al aire libre así como cafeterías o mercados de corredor. Artefactos en escala para los peatones, particularmente en la avenida Mount Vernon, así como bancos, arboles de calle, toldos y luces de calle, deben ser incluidos
- ◆ asientos al aire libre
- ◆ plantar para proveer separación, sombra, sirve como amortiguador
- ◆ iluminación en la escala del peatón a lo largo de la Mount Vernon
- ◆ toldos en escala para el peatón en la Mount Vernon
- ◆ el comercio debe tener una fachada acogedora(amistosa) al peatón, así como interrumpiendo o subiendo de vuelta al primer piso.

V. Estacionamiento

- ◆ debe ser estructurado, o por lo menos escondido para no quitarle el ambiente natural de paseo(para el peatón)
- ◆ debe ser compartido con usos/los usos deben ser escogidos para mejor permitir el uso conjunto de estacionamiento
- ◆ “shuttle bus” al Metro(incentivar a la gente que no vive en el área a tomar el Metro)

VI. Temas fuera del local

- ◆ necesita seguridad y comfortable acceso al local para los peatones
- ◆ facilitar la llegada aquí proveyendo señalización fácil de leerse(seguir) y acceso al local desde localidades grandes al rededor
- ◆ ampliar los corredores visuales al área(entradas, portales)
- ◆ ruido de los ómnibus es un problema para almorzar o cenar al aire libre
- ◆ un máximo de estacionamiento en la calle en ambas Mount Vernon y Glebe, interacción de la iglesia en relación con el local es importante para el uso en conjunto, así como estacionamiento y espacio libre

VII. Estilo/temas arquitectónicos

- ◆ el carácter arquitectónico no debe ser de ladrillo rojo “Old Town” pero reflejar el estilo único “Art Deco” encontrado en la avenida Mount Vernon
- ◆ visualmente debe sustentar la esquina de Mount Vernon y Glebe
- ◆ variar las alturas de los techos en el local
- ◆ como relacionar el local central con el edificio de Datatel
- ◆ un punto de enfoque visual al final de la avenida East Reed

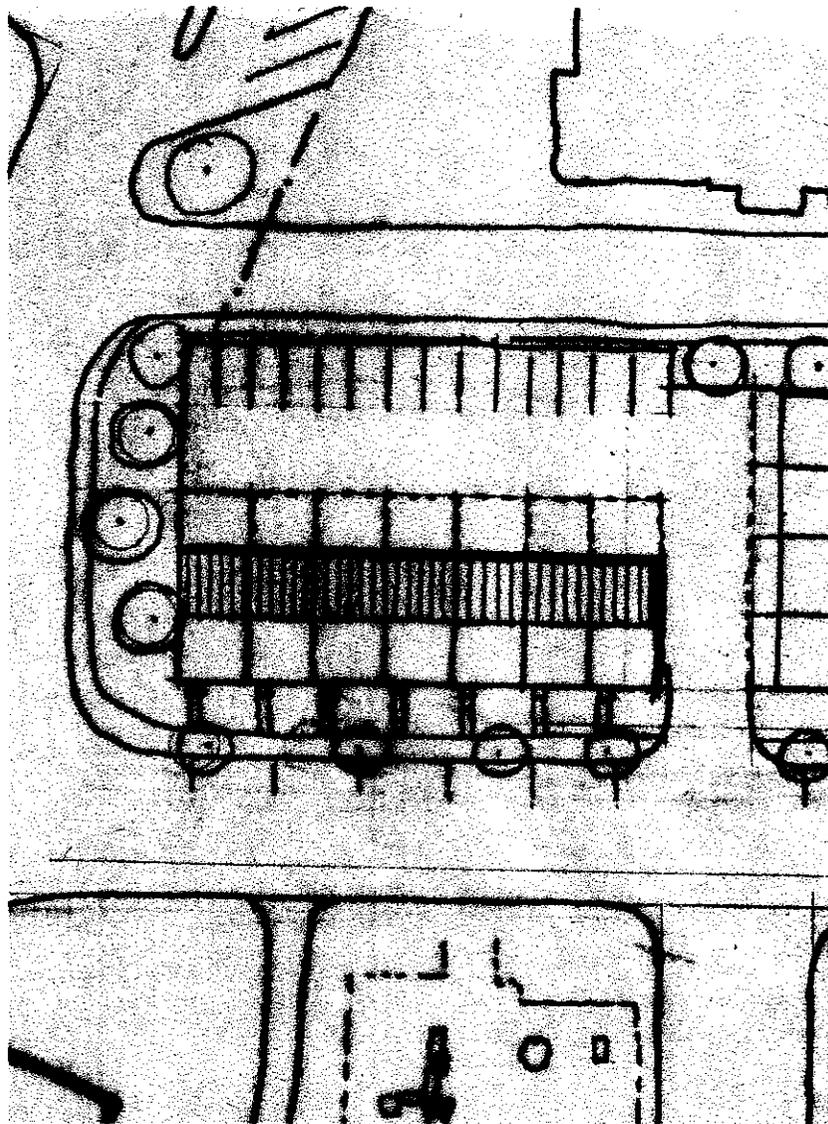
VIII. Tamaño

- ◆ edificios en escala humana (por ejemplo: 2-4 pisos) adyacente al corredor en ambas Mount Vernon y Glebe. Edificios mas altos pueden estar en el centro del local y puede que sean aceptables en las esquinas si están retrocedidos
- ◆ una alta fachada arquitectónica o parte de un edificio en la esquina de la avenida Mount Vernon y Glebe Road una memorable vista y “proyectar el local”(anchor the site)
- ◆ no hay aversión en ver bastantes edificios en este local, considerando que la agrupación sea separada, alturas respeten a los peatones y peatones usen las fachadas, y un significante espacio público abierto, con caminos públicos a través del local, es incluido.

IX. Tráfico

- ◆ existen algunos puntos de preocupación con respecto al tráfico que (ambas en la Glebe y la Mount Vernon) esta parte de la ciudad con o sin el desarrollo, de este local, padecerá
- ◆ de las dos calles, Glebe Road es vista como la primera vía de automóviles y Mount Vernon como la más usada de las dos por peatones
- ◆ capacidad no es en realidad un problema; existirán puntos de congestión que deben ser abordados, así como la intersección de la Ruta 1 y "north" Glebe Road. Vehículos que tuerzan en esa intersección crearan congestión. Se requerirá mejoras en las intersecciones, pero estas serán requeridas aunque este local no sea desarrollado
- ◆ los lugares de cruces para peatones serán punto clave para poder integrar el local con el barrio y permitir un acceso seguro para los peatones usuarios.

SCHEMATIC EXAMPLES OF TOWNHOUSE DESIGNS FOUND IN ALEXANDRIA



**SURFACE PARKING TOWNHOMES
(WITH COURTYARD)**





**SURFACE PARKING TOWNHOMES
(WITH COURTYARD)**

NORTH WASHINGTON AND POWHATAN



**SURFACE PARKING TOWNHOMES
(WITH COURTYARD)**

NORTH WASHINGTON AND POWHATAN



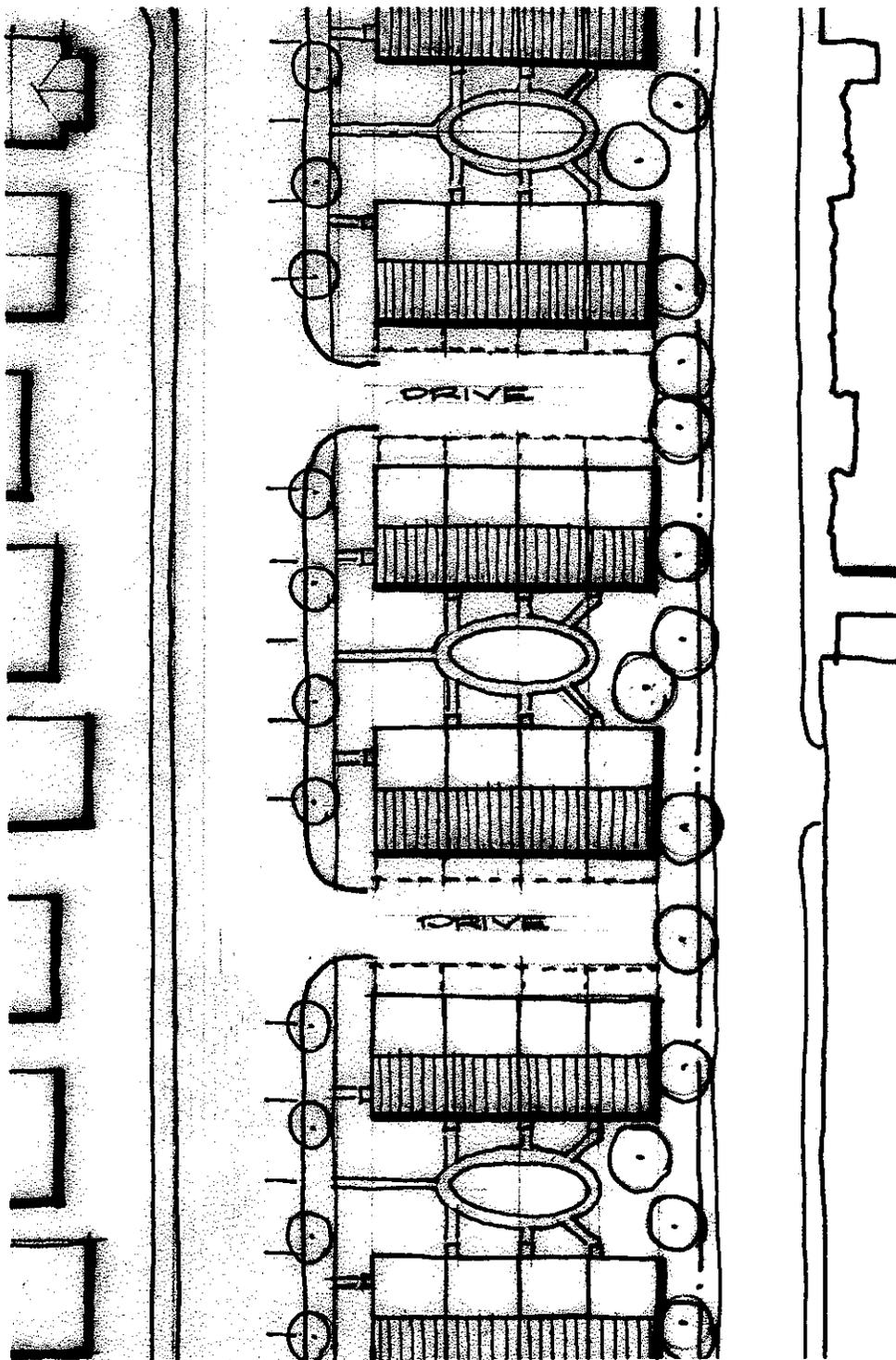
**SURFACE PARKING TOWNHOMES
(WITH COURTYARD)**

NORTH WASHINGTON AND QUEEN



**SURFACE PARKING TOWNHOMES
(WITH COURTYARD)**

NORTH WASHINGTON AND QUEEN



M E W S T O W N H O M E S
(R E A R L O A D)

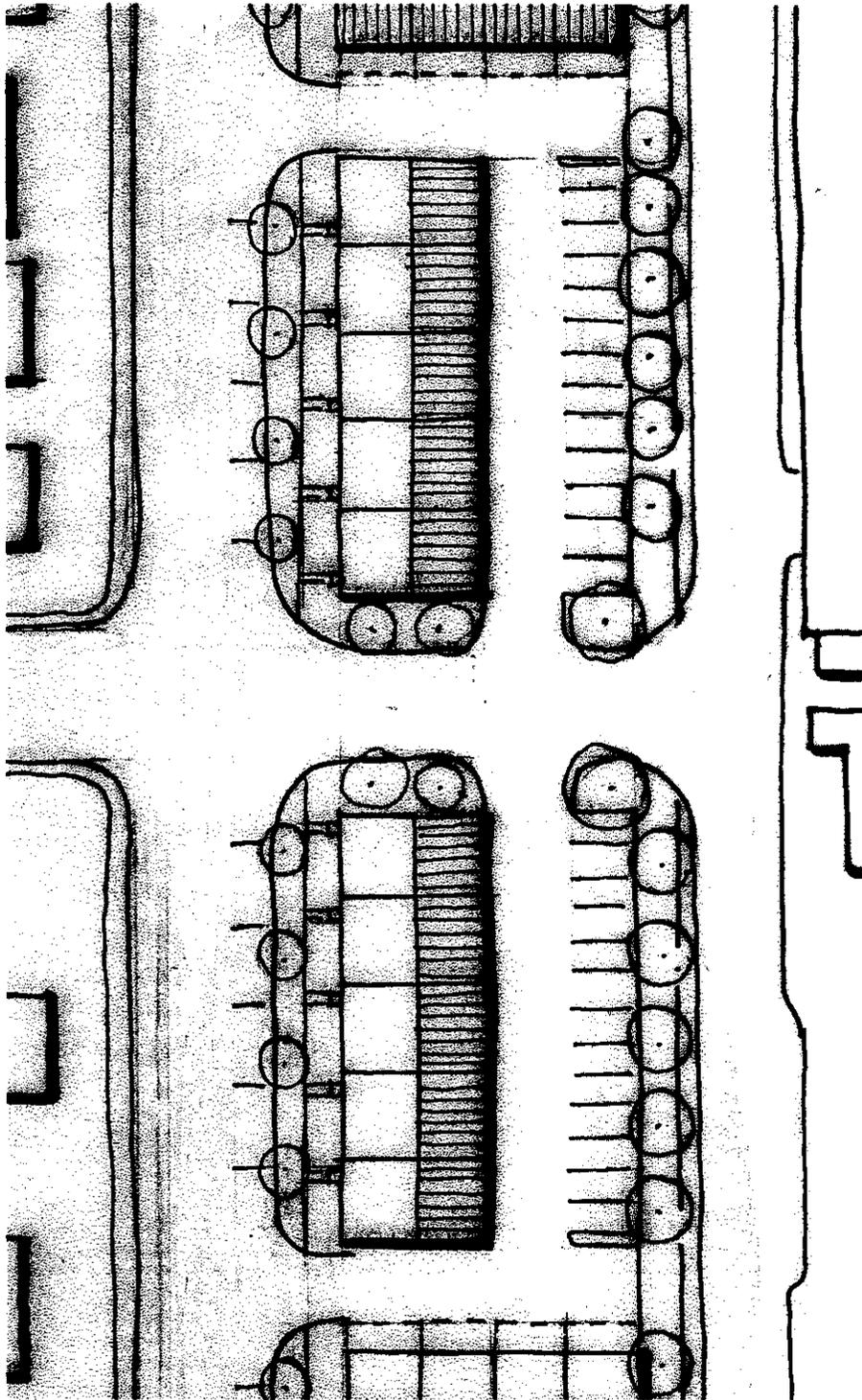




M E W S T O W N H O M E S

(R E A R L O A D E D)

O L D T O W N V I L L A G E



STACKED TOWNHOMES



NORTH





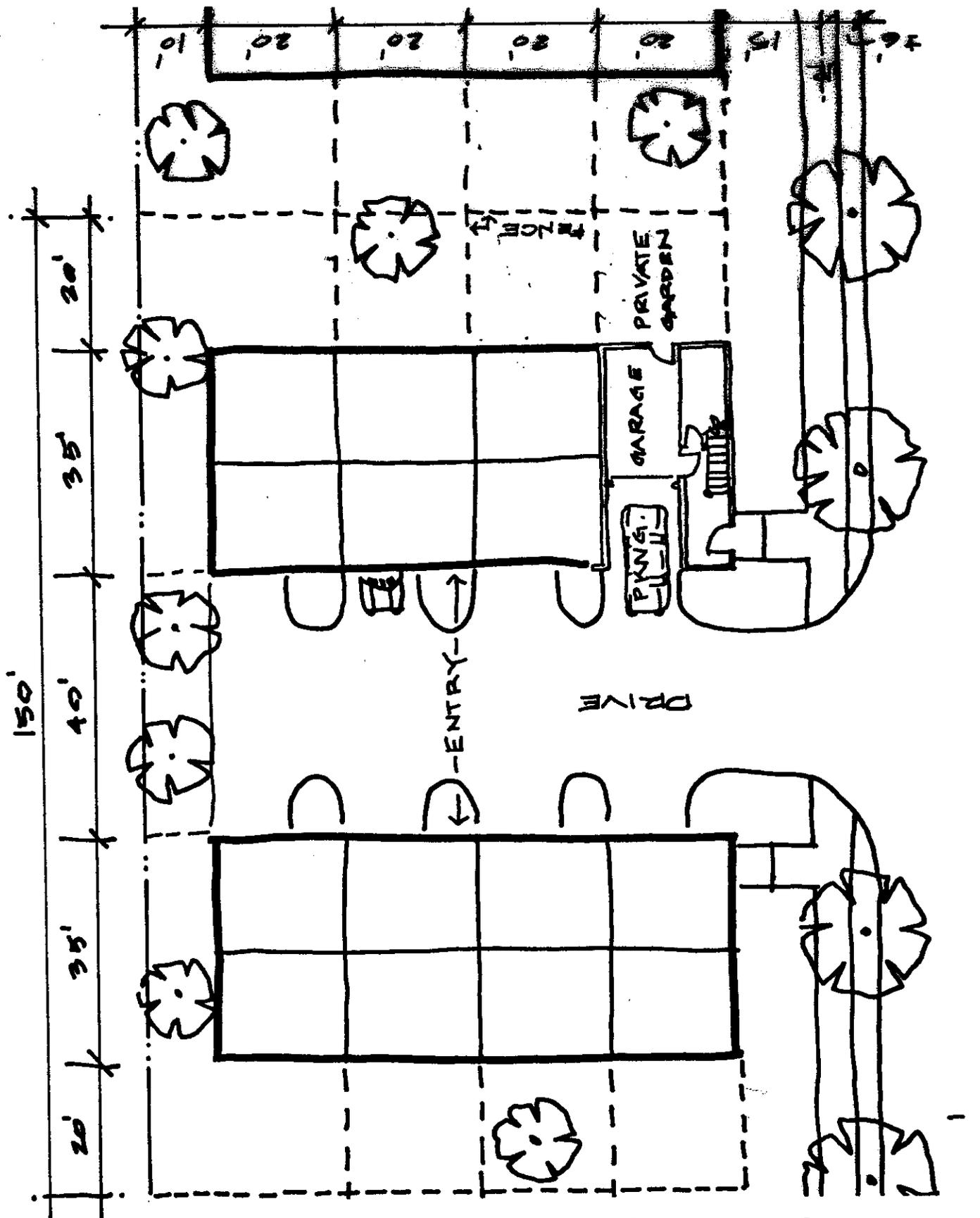
S T A C K E D T O W N H O M E S

O L D T O W N G R E E N S



STACKED TOWNHOMES

OLD TOWN GREENS



**GARAGE TOWNHOMES
(FRONT LOAD WITH COURTYARD)**





M E W S T O W N H O M E S

(F R O N T L O A D E D)

O L D T O W N G R E E N S



M E W S T O W N H O M E S

(F R O N T L O A D E D)

C O U R T L A N D C I R C L E

IS CHANGE COMING TO EAST REED AVENUE?

FIND OUT ABOUT IT

**COMMUNITY MEETING
Cora Kelly Recreation Center
November 29, 2000
7:00 p.m.**

City Council has asked a group of interested citizens to work on the question of what we can do to make East Reed Avenue a better place to live. The group has been meeting for three months, learning about housing, about the Lincoln Properties and Potomac Yard development, and trying to educate itself on the issues of redevelopment. It wants to hear from the people who live and own property on East Reed Avenue and in the Lynhaven, Hume Springs and Arlandria neighborhoods about what they would like to see happen along the north side of East Reed Avenue in the future. If you live on East Reed Avenue or own property on East Reed Avenue, or if you live in the neighborhood, please come to a meeting so that you can provide us with your thoughts on these important decisions that will affect the future of our community.

HAVE A SAY IN WHAT IS HAPPENING IN YOUR NEIGHBORHOOD

¿ HAY UN CAMBIO QUE VIENE AL ESTE DE LA AVENIDA REED (EAST REED AVENUE)?

QUIERE SABER MAS ACERCA DE ESTO

**REUNIÓN DE LA COMUNIDAD
Cora Kelly Recreation Center (Centro de Recreación)
Noviembre 29, 2000
7:00 p.m.**

Los consejales de la Ciudad le han preguntado a un grupo de ciudadanos a que trabajen en que se puede hacer para mejorar el lugar de vivir de la Avenida Reed (East Reed Avenue). El grupo se ha estado reuniendo por tres meses para aprender acerca de vivienda, propiedades Lincoln (Lincoln Properties) y el desarrollo de Potomac Yard, y se esta tratando de educarnos por si mismos sobre los temas de desarrollo. El grupo desea escuchar de la gente que vive y tienen propiedades sobre el Este de la Avenida Reed (East Reed Avenue), Lynhaven, Hume Springs y la vecindad de Arlandria, acerca de que cambios les gustaria sobre el lado norte de el Este de la Avenida Reed (East Reed Avenue) en el futuro. Si Usted vive en el Este de la Avenida Reed o algun propietario que viva en esta avenida, o si vive en la vecindad, por favor venga a la reunion para que usted proporcione sus ideas sobre estas importantes desiciones que le afectarian el futuro de nuestra comunidad.

HABLE SOBRE LO QUE ESTA PASANDO EN SU VECINDA